043.0	0006	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,073,300	/	1,073,300
USE VALUE:	1,073,300	/	1,073,300
ASSESSED:	1,073,300	/	1,073,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111	-113	PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DESTEFANIS PAUL V
Owner 2:	DESTEFANIS KARIN J
Owner 3:	
Street 1:	111 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FORSYTHE GERTRUDE M -
Owner 2:	-
Street 1:	111 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-3309

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1929, having primarily Vinyl Exterior and 3094 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4758.000	623,100		450,200	1,073,300
Total Card	0.109	623,100		450,200	1,073,300
Total Parcel	0.109	623,100		450,200	1,073,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.93 | /Parcel: 346.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30601
GIS Ref
GIS Ref
Insp Date 04/18/18

!3692!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	623,100	0	4,758.	450,200	1,073,300		Year end	12/23/2021
2021	104	FV	595,000	0	4,758.	450,200	1,045,200		Year End Roll	12/10/2020
2020	104	FV	594,800	0	4,758.	450,200	1,045,000	1,045,000	Year End Roll	12/18/2019
2019	104	FV	435,800	0	4,758.	478,300	914,100	914,100	Year End Roll	1/3/2019
2018	104	FV	413,800	0	4,758.	348,900	762,700	762,700	Year End Roll	12/20/2017
2017	104	FV	388,500	0	4,758.	303,900	692,400	692,400	Year End Roll	1/3/2017
2016	104	FV	388,500	0	4,758.	258,900	647,400	647,400	Year End	1/4/2016
2015	104	FV	346,700	0	4,758.	253,200	599,900	599,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:28:03

LAST REV

Date	Time
05/14/18	14:39:01

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORSYTHE GERTRU	30834-467		11/4/1999		357,000	No	No		
	16209-306		6/1/1985		95,000	No	No		A

USER DEFINED

Prior Id # 1:	30601
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2012	210	Add Att	134,000					convert existing a

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	BS	Barbara S
5/30/2012	Info Fm Prmt	MM	Mary M
1/9/2009	Meas/Inspect	336	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Measured	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4758		Sq. Ft.	Site		0	80.	1.18	1									450,191						450,200	

Total AC/HA:	0.10923	Total SF/SM:	4758	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 450,191	Spl Credit	Total: 450,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	2 - Good		
Insulation:	7 - Ab avg		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.98939395
Const Adj.:	1.01949608
Adj $ / SQ:	181.563
Other Features:	131000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	765535
Depreciation:	142389
Depreciated Total:	623145

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

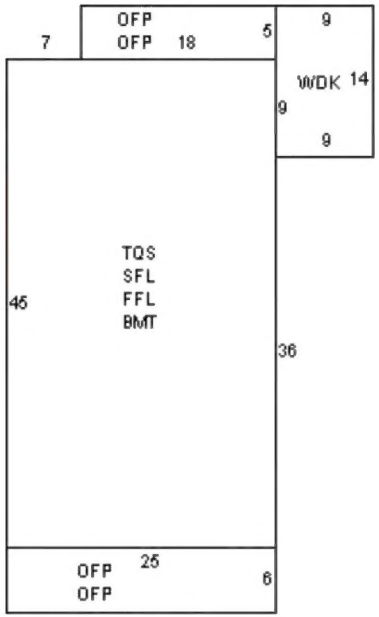
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.56
Special Features:	0	Val/Su Net:	129.14
Final Total:	623100	Val/Su SzAd	201.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,125	54.470	61,278
FFL	First Floor	1,125	181.560	204,258
SFL	Second Floor	1,125	181.560	204,258
TQS	3/4 Story	844	181.560	153,194
OFP	Open Porch	480	20.330	9,757
WDK	Deck	126	14.210	1,790

Net Sketched Area:	4,825			Total:	634,535
Size Ad	3093.75	Gross Area	5106	FinArea	3094

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

043.0-0006-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	